



**TOWN OF LOOMIS**  
**PLANNING COMMISSION AGENDA**  
**LOOMIS DEPOT**  
**5775 HORSESHOE BAR ROAD**  
**LOOMIS, CALIFORNIA**

**TUESDAY**

**May 28, 2019**

**7:30 PM**

**CALL TO ORDER: 7:30 pm**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

X Chairman Obranovich  
X Commissioner Hogan  
X Commissioner Kelly  
X Commissioner London  
X Commissioner Wilson

**COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA - none**

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA - none**

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please **note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is three minutes but can be changed by the Chairman.**

**ADOPTION OF AGENDA**

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

Motion adopt agenda Kelly 2<sup>nd</sup> London

Ayes: Wilson, Kelly, London, Hogan, Obranovich

Noes: 0

Abstain: 0

Absent: 0

**PUBLIC COMMENT ON CONSENT AGENDA - none**

**CONSENT AGENDA**

- 1. PROJECT STATUS REPORT**
- 2. MINUTES APRIL 23, 2019**

**RECOMMENDATION**

**RECEIVE AND FILE  
APPROVE**

Motion adopt consent agenda Wilson 2<sup>nd</sup> Kelly

Ayes: Wilson, Kelly, London, Hogan, Obranovich

Noes: 0

Abstain: 0

Absent: 0

**PUBLIC HEARING**

- 3. APPLICATION # 19-09**

**APPLICANT:** Loomis Basin Congregational Church of Christ  
6440 King Road, Loomis

The applicant requesting is to utilize the existing 480 sq.ft. modular building for Thrift Store storage and sorting and to place a new 960 sq.ft. (24'x40') modular unit on the west side of the parking area to sell their products.

On March 28, 2017, the Planning Commission approved Resolution #17-04 for a Minor Modification to the October 11, 2011 approval which allowed the Thrift Store to remove the 480 sq.ft. single-wide modular building and replace it with an 864 sq.ft. (24'x36') double wide modular building while maintaining the previous 15 conditions of approval from 2011. **This project was not completed.**

The new 960 sq.ft. Thrift Store would be subject to the previous conditions of approval, including limited operating hours of no more than 3-4 days per week (Tue/Wed/Fri/Sat), for approximately 4 hours per each of those days.

The proposed project is exempt from the California Environmental Quality Act (CEQA) as per Section 15332 In-Fill Projects of the CEQA Guidelines.

### **RECOMMENDATION**

1. Conduct a public hearing and receive public input; and
2. Adopt the recommended Notice of Exemption as per the requirements of the California Environmental Quality Act (CEQA); and
3. Adopt Resolution #19-06 approving Use Permit Modification #19-09 for Second Blessings Thrift Store to retain the existing/approved 480 sq.ft. (12'x40') modular unit for Thrift Store use of sorting and storage and to add a new 960 sq.ft. (24'x40') modular unit to sell Thrift Store products subject to the findings in Exhibit A and the recommended conditions of approval as outlined in Exhibit B.

### **PUBLIC COMMENT**

Pam Blake – Angelo Drive: Spoke in favor of the project

### **COMMISSION DELIBERATION**

Commissioner Wilson asked about clarification on ADA.

Motion to approve recommended action Wilson 2<sup>nd</sup> Kelly

Ayes: Wilson, Kelly, London, Hogan, Obranvich

Noes: 0

Abstain: 0

Absent: 0

#### **4. APPLICATION # 19-01**

**APPLICANT:** Ganiyeva Holdings, LLC  
181 Vista Creek Circle  
Sacramento, CA  
APN: 043-130-055

The applicant is requesting a Minor Land Division (Application #19-01) proposing division of one parcel (APN 043-130-055) being 6.5 acres (283,140 sq.ft.) into two individual parcels. The proposed new parcel sizes will be approximately:

Parcel 1 = +/- 3.93 acres (171,191 sq.ft.)

Parcel 2 = +/- 2.57 acres (111,949 sq.ft.)

Total = 283,140 sq.ft.

The existing 6.5 acre parcel site consists of one parcel, with two single family residences surrounded by vacant (undeveloped) land. The existing site is primarily undeveloped and covered with native plants and trees.

Proposed Parcel 1 is directly accessed from Horseshoe Bar Road. Proposed Parcel 2 is directly accessed from

Brace Road. The existing Morillas Lane provides through access of this parcel from Horseshoe Bar Road to Brace Road, however, approval of this Minor Land Division will provide no reciprocal access over the newly created parcels. There is an existing 25' non-exclusive road (.27 acres) and utility easement recorded with the existing parcel along Brace Road that will continue in recordation of Proposed Parcel 2.

A determination has been made that the project is categorically exempt from the provision of CEQA under Section 15315, Class 15, Minor Land Divisions.

**RECOMMENDATION**

1. Conduct a public hearing and receive public input; and
2. Adopt the recommended Notice of Exemption as per the requirements of the California Environmental Quality Act (CEQA); and
3. Adopt Resolution #19-05 approving the Minor Land Division (#19-01) subject to the findings in Exhibit A and the recommended conditions of approval in Exhibit B.

**PUBLIC COMMENT**

William Quenneville- Horseshoe Bar Road: Spoke in favor of the project

**COMMISSIONER DELIBERATION**

Chairman Obranovich opened a discussion about the lead found on the property.

Commissioner Hogan asked about the addressing of the new lots (configuration) and requested we address the lots to one Horseshoe Bar address and the other a Brace Road address.

Motion to approve recommended action with the added condition of approval to readdress the lots (COA # 47.5) Wilson 2<sup>nd</sup> Kelly

Ayes: Wilson, Kelly, London, Hogan, Obranovich

Noes: 0

Abstain: 0

Absent: 0

**ADJOURNMENT: 08:10 PM**

Signed, July 23, 2019 at Loomis, California.



Carol Parker, Planning Secretary